UPDATED SURVEY OF

PROCESSING FEES /
DEVELOPMENT CHARGES

AREA MUNICIPALITIES

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PLANS ADMINISTRATION DIVISION
REGIONAL PLANNING DEPT.
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REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PROCESSING FEES

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REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PROCESSING CHARGES

Subdivision Applications

i)	Single Family - per unit	$105
ii)	Two Family - per unit	105
iii)	Residential - per block	105
iv)	Commercial - per block	770
v)	Industrial - per block	770

Condominium Applications

i)	Residential - per unit	$ 65
ii)	Commercial - per unit	220
iii)	Industrial - per unit	220

Condominium Conversion Application	$20/unit
Draft Plan Approval Extensions	$550
Land Division Committee Severance Applications	$315

LOT LEVIES (REGIONAL DEVELOPMENT CHARGES)*

	Singles & Semi's	Row Housing	Apartments
Full Rate - all services	7,164	6,114	3,860
No Transit	6,404	5,462	3,450
No Water	6,330	5,402	3,410
No Sewers	5,746	4,902	3,096
No Water and Sewer	4,912	4,190	2,646
No Transit and Sewer	4,986	4,250	2,686
No Transit and Water	5,570	4,750	3,000
No Transit, Water & Sewer	4,152	3,538	2,236
Redevelopment Charges			
Full Rate	-	2,702	1,804
Water Only	-	920	612
Sewer Only	-	1,782	1,192

*Charges are subject to adjustment annually in accordance with the Composite Southam Construction Index (Ontario Series)

CITY OF OTTAWA

PROCESSING CHARGES

Official Plan Amendments		$1,000
Subdivision Applications		1,500
Condominium Applications		275
Zoning By-law Amendments	- Major	2,000
	- Minor	1,000
	- add or delete one specific use	
	- reduce setbacks	
	- front yard parking	
Part-Lot Control Removal		$ 500
Site Plan Control Application	- Section 4	500
	- Section 5	100
Construction Permit	$8.50 per $1,000 up to $5 million (minimum $30.00)	
	$7.25 per $1,000 between $5 million and $10 million	
	$6.00 per $1,000 exceeding $10 million	
Committee of Adjustment		
1) Consent (severance)		
- first application		$ 200
- second application, same property		100
2) Minor Variance Application		100
Street and Lane Closing and Opening		$ 500
30 cm Reserve		275
Street Name Change		2,100
Naming Private Roadways		150
Title Validation		275
Demolition Control		275

LOT LEVIES
RESIDENTIAL

Single-Family Dwellings		
i)	Lot of 6,000 sq.ft. or less	$1,850
ii)	Lot of 6,000 sq.ft. and up to 7,500 sq.ft.	2,350
iii)	Lot over 7,500 sq.ft.	2,800
Land Zoned for Doubles and Duplex Dwellings		$3,250/lot
Multiple buildings with more than 2 dwelling units/acre plus $950/unit in excess of 2 units or a charge of $14,000/acre, whichever is greater		11,200/ac.
Redevelopment in excess of 2 units - Non Res.		1,200/unit
Land zoned for non-residential purposes		$18,650/acre
Redev't charge in excess of first 2 units in excess of 1,500 sq.ft.		$1.50/sq.ft.
Industrial land	2% of value of building permit plus 2% parkland fee	

CITY OF NEPEAN

PROCESSING CHARGES

Official Plan Amendments	$250
Subdivision and Condominium Applications	No Charge
Zoning By-law Amendments	250
Site Plan Control Applications	100
Building Permits	$8.50/$1,000 of estimated construction cost. Minimum $25
Consent Applications	$200
Minor Variance Applications	100

LOT LEVIES - GROUP 1
(all lands other than Longfields and Davidson Heights)

RESIDENTIAL

1.	Each Single-Dwelling Unit	$2,750
2.	Each Dwelling Unit of a Semi-Detached House	2,750
3.	Each Dwelling Unit of a Triplex or Duplex	2,750
4.	Each Dwelling Unit of a Multiple-Family Type Dwelling being three stories (basement constitutes one storey) or less in heights	2,750
5.	Each Dwelling Unit of a Multiple-Family Type Dwelling being four stories or more in height	2,200
6.	Each Dwelling Unit constructed by Ont. Housing Corp. for senior citizen accommodation	1,200

NON-RESIDENTIAL

Value of Building Permit	Development Charge
Up to $1,050,000	2.5%
On next $2,100,000	2%
On next $2,625,000	1%
On Balance	0.5%

LOT LEVIES - GROUP 2
(Longfields and Davidson Heights)

1.	Each Single-Dwelling Unit	$5,950
2.	Each Dwelling Unit of a Semi-Detached House	5,950
3.	Each Dwelling Unit of a Triplex, Duplex, Townhouse or Rowhouse	5,440
4.	Apartments with two or more Bedrooms	3,825
5.	Bachelor and one Bedroom Apartments	2,550

NON-RESIDENTIAL

Value of Building Permit	Development Charge
Up to $1,500,000	2.5%
On next $3,000,000	2%
On next $3,750,000	1%
On Balance	0.5%

CITY OF GLOUCESTER

PROCESSING CHARGES

Official Plan Amendments	$800
Subdivision/Condominium Applications	
- Residential	$ 50/unit
- Commercial and Industrial	500 flat
Site Plan Approval Applications	
- Residential	250
- Commercial and Industrial	150
Zoning By-law Amendments	800
Building Permits	$30/application plus $9/$1,000 of estimated construction cost
Consent/Minor Variance Applications	150

LOT LEVIES

RESIDENTIAL

Single and Semi-Detached Units	$3,920
Row and Street Units	3,590
Apartment Units with two or more Bedrooms	2,500
Bachelor and One Bedroom Apartments	1,640

NON-RESIDENTIAL

Commercial/Industrial	$0.52 for each sq.ft. of gross floor area of the building

CITY OF VANIER

PROCESSING CHARGES

Official Plan Amendments		$800
Zoning By-law Amendment	- Minor	400
	- Major	800
Site Plan Application	- Minor	$200 + $250 legal fee
	- Major	$400 + $250 legal fee
Subdivision Application		$15/dwelling unit with a minimum fee of $750
Condominium Application		200
Minor Variance Application		100
Consent Application		200
Cash-in-Lieu of Parking		$125 & $250 for legal fee
Building Permits		$10/$1,000 of estimated constr. cost. Min. $30 charge

Concurrent Application

Condominium with any other Application		No Fee
Official Plan Amendment with	Major Zoning	$1,350
	Minor Zoning	1,000
Official Plan Amendment and Minor Site Plan with	Major Zoning	1,550
	Minor Zoning	1,200
Official Plan Amendment and Major Site Plan with	Major Zoning	1,700
	Minor Zoning	1,350
Minor Site Plan with	Major Zoning	850
	Minor Zoning	500
Major Site Plan with	Major Zoning	1,000
	Minor Zoning	700
Cash-in-Lieu of Parking with any other application		$250 legal fee

DEFINITIONS

1) Major

a) Zoning — A zoning application will be conidered if <u>both</u> of the following conditions apply:

i) It is an application to accommodate development of a project containing more than 10 new residential units or to accommodate a non-residential use on a property having more than 500 sq.m of land area <u>and</u>

ii) It is a zoning application to change the zoning designation (e.g., R6 to R7), change density or amend permitted uses in the existing zoning designation.

b) Site Plan A site plan application will be considered major if both of the following conditions apply:

i) It is an application to accommodate development or redevelopment of structure(s) on a vacant or cleared site and

ii) If a residential use, the project will contain more than 10 new residential units or, if a non-residential use, the project will be located on property having more than 500 sq.m of land area.

2) MINOR

a) Zoning All other zoning applications not referred to herein.

b) Site Plan All other site plan applications not referred to herein, including:

i) Amendment to a previously approved site plan,

ii) Change of use within an existing or enlarged structure; and

iii) Development consisting of the construction of one or more additions to an existing structure.

LOT LEVIES

RESIDENTIAL

Single-Family Detached Dwelling	$3,800
Semi-Detached Dwelling (each dwelling unit)	3,800
Row Dwelling (each dwelling unit)	3,500
Apartment 2 Bedrooms or more (each dwelling unit)	2,400
1 Bedroom or less (each dwelling unit)	1,600

NON-RESIDENTIAL

Commercial	$0.50/sq.ft.

VILLAGE OF ROCKCLIFFE PARK

PROCESSING CHARGES

Official Plan Amendments	No Charge
Subdivision and Condominium Applications	No Charge
Zoning By-law Amendments	$ 75
Site Plan Control Applications	600
Building Permits	$10/$1,000 of estimated construction cost with a minimum charge of $25, plus $7/plumbing fixture
Minor Variance Applications	$200

LOT LEVIES

RESIDENTIAL

For a Dwelling in the Pond Area	$1,500/unit
For a Dwelling Outside the Pond Area	1,200/unit
For a New Subdivision	4,500/unit

CITY OF KANATA

PROCESSING CHARGES

Official Plan Amendments	$1,000
Subdivision Applications	1,000
Condominium Applications	No Charge
Zoning By-law Amendments - Major Minor	1,000 750
Site Plan Control Applications	No Charge
Consent/Minor Variance Applications	150
Building Permits - per value of construction	$8/$1,000
Plumbing Permit	$6/fixture

DEVELOPMENT CHARGES

RESIDENTIAL

Urban Area	$2,600
Urban Area in Building four or more stories	2,185
Rural Area	1,575
Transportation Levy - All Areas	2,500
Senior Citizens	1,575

NON-RESIDENTIAL

Value of Building Permit	Dev't Charge
Up to $1,603,000	2.5%
on next $2,137,000	1.25%
On Balance	0.5%
Transportation Levy - in Town Centres	$15,000/acre $30,000/acre

TOWNSHIP OF GOULBOURN

PROCESSING CHARGES

Official Plan Amendments	$275
Subdivision and Condominium Applications	No Charge
Zoning By-law Amendments	275
Site Plan Control Applications	$200 + $3,000 Deposit
Building Permits	$8.50/$1,000 Min. $25
Minor Variance Applications - Residential	$275
Commercial	350
Severances	315

LOT LEVIES

RESIDENTIAL

Single-Family Dwelling	$3,450
Each Dwelling Unit of a Semi-Detached	3,450
Each Dwelling Unit of a Duplex or Triplex	3,450
Each Dwelling Unit of a Multiple-Family Type Dwelling being three stories or less	3,450
Each Dwelling Unit of a Multiple-Family Type Dwelling being four stories or more	1,250

NON-RESIDENTIAL

Value of Building Permit	
On First $2,500,000	2.5%
On Next $3,500,000	2%
On Balance	1%

TOWNSHIP OF CUMBERLAND

PROCESSING CHARGES

Official Plan Amendments	$600
Subdivision Applications	$330 plus $15/ha
Re-subdivision Applications	$200 plus $15/ha
Site Plan Approval	$315 plus $100/500 sq m of gross floor area with a minimum of $1,800
Zoning By-law Amendments	$500 plus $100 ha in urban area, $50/ha in rural sector of site area
Draft Plan Approval Extension	$200
Severance	150
Minor Variance	250
Cash-in-Lieu of Parkland	$1,000 in urban areas $500 in rural retirement lots, $50/ft. frontage in urban areas
Building Permits	$25 plus $9/$1,000 of building value

LOT LEVIES

RESIDENTIAL

Each Dwelling Unit	$3,200
Each Dwelling Unit Developed for Farm-Related Purposes	3,200
Plumbing Permit Fee	$6.50/fixture, min. $25

NON-RESIDENTIAL

Value of Building Permit	Dev't Charge
Up to $100,000	1%
Next $2,000,000	2%
Next $3,000,000	1%
Remaining Balance	0.5%

TOWNSHIP OF WEST CARLETON

PROCESSING CHARGES

Official Plan Amendments	$225 plus $600 Deposit
Subdivision Applications	$600 plus $5,000 Deposit
Site Plan Approval Applications	$700 plus $300 Deposit
Zoning By-law Amendments	$125 plus $200 Deposit
Building Permits	$8.50/$1,000 of const. cost
Minor Variance Applications	$200

LOT LEVIES

RESIDENTIAL

For each residential lot in a registered plan of subdivision, or by severance	$2,400

NON-RESIDENTIAL

Industrial/Commercial	$2,400/ac

TOWNSHIP OF OSGOODE

PROCESSING CHARGES

Deposit for Official Plan Amendment & Zoning By-law Amendment	$1,300
Deposit for only a Zoning By-law Amendment	700
Deposit for only a Site Plan Control Amendment	500
Deposit for a Zoning By-law Amendment & Site Plan Control Agreement	1,000
Subdivision Applications - Draft Plan of Subdivision:	
Initial Deposit	500
Deposit at time of signing Subd. Agreement	5,000
Building Permits	$25 + $7.50/$1,000
Minor Variance Applications	250

LOT LEVIES

RESIDENTIAL

Single-Family Unit	$2,500
Semi-Detached Unit	2,000
Duplex or Triplex Unit	2,000
Senior Citizen or Other Multiple Res. Accomm.	1,850
Subsidiary Apartments	1,150
Mobile Homes	1,650

NON-RESIDENTIAL

Commercial/Industrial	Min. $500 or 0.5% of value of building

TOWNSHIP OF RIDEAU

PROCESSING CHARGES

Official Plan Amendments	$75 plus $500 Deposit
Subdivision Applications	No charge - Applicant invoiced on costs incurred by Township
Site Plan Approval Applications	$75 plus $500 Deposit
Zoning By-law Amendments	$8/$1,000 of estimated construction cost
Minor Variance Applications	$250

LOT LEVIES

RESIDENTIAL

Rural Lot Development	$2,100
Urban Lot Development	2,625

NON-RESIDENTIAL

Commercial/Industrial	2% of cost of construction